

Received Aug. 6. 3:30pm.



CITY OF COON RAPIDS
ASSESSMENT APPEAL FORM

Complete the following information (PLEASE PRINT):

YOUR NAME: JOHN SMULDERS

ADDRESS OF PROPERTY BEING ASSESSED: 852 86th LN NW
COON RAPIDS MN 55453

PROPERTY IDENTIFICATION NUMBER: 353124440021

YOUR HOME ADDRESS (if different than above): _____

HOME PHONE: _____ CELL PHONE: 162 555 5555

AMOUNT OF ASSESSMENT: \$2100.00

WHAT IS BEING ASSESSED? (i.e. long grass citation, abatement of items in the yard, expired rental license, parking off pavement citation):

PARKING OFF PAVEMENT FLAT TIRES

REASON FOR APPEAL:

DURING CITATION I WAS ON CRUCHES & UNDER
RESTRICTIONS NO BENDING TWISTING LIFTING. AS
SOON AS I WAS ABLE TO FIX I DID. CURRENTLY
I HAVE 4 NEIGHBORS ON MY BLOCK WITH SAME
OR SIMILAR CITATIONS. NONE OF THEM HAVE RECEIVED
A LETTER FROM THE CITY TO MOVE OR REPAIR.
I FEEL LIKE IT IS DISCRIMINATION YOU MUST DRIVE
FAST ALL OF THESE PROPERTIES TO GET TO HOME.
I HAVE PHOTOS OF ALL THESE PROPERTIES. THEIR EQUIPMENT
HAS BEEN THERE ALOT LONGER THAN MINE.
IF I HAVE TO PAY & THEY DON'T I FEEL PICKED
ON. WILL ESCORT THIS.

Signature: _____

ACTION BY THE BOARD:

OUTCOME OF MOTION: _____



Property Report

Report Date: 8/13/2014

PIN: 353124440021

CLOSED

PROPERTY ADDRESS: 852 86TH LN

Work Order #34068

Yard and Lot Issues

COMMENTS

Initial Inspection
misc junk and debris

Assigned To

MITLYNG, ADAM
MITLYNG, ADAM
MITLYNG, ADAM
MITLYNG, ADAM

Actual Start

10/21/09
11/5/09
12/11/09
10/21/09

Projected Start

10/21/09
11/11/09
11/5/09

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code

Citation # 17182

8-109 Junk Cars and Building
Materials.

Inspection Date

10/21/09

compliance date

Fine

300.00

Inspected By

MITLYNG, ADAM

Compliance Date & Instructions

11-11-2009 remove from exterior storage: exercise
equipment, couch, misc junk and debris

Citation Issued To

John & Diana Smulders

Work Order #56414

Yard And Lot Issues

CLOSED

Task Name

INSPECTION 1

CITATION ISSUED

CITATION REINSPECT

CITATION FEE APPLIED

CITATION ISSUED

CITATION REINSPECT

CITATION FEE APPLIED

CITATION ISSUED

CITATION REINSPECT

CITATION FEE APPLIED

Projected Start

5/19/14

6/13/14

6/23/14

Actual Start

5/2/14

5/9/14

6/5/14

6/5/14

6/5/14

6/13/14

6/13/14

6/13/14

6/24/14

6/24/14

Assigned To

MITLYNG, ADAM

MITLYNG, ADAM

MITLYNG, ADAM

LANGHOLZ, ANDREW

LANGHOLZ, ANDREW

LANGHOLZ, ANDREW

LANGHOLZ, ANDREW

LANGHOLZ, ANDREW

LANGHOLZ, ANDREW

LANGHOLZ, ANDREW

COMMENTS

flat tires, parking off pavement

no change

ANDREW 2x300 inoperable vehicle/flat tires and parking off pavement (pop)
ANDREW \$600 for parking off pavement and junk vehicle

ANDREW Trailer no longer parked off pavement, 702GWP still has flat
ANDREW 600 - 702GWP inoperable vehicle
300 - for compliance on trailer pop

ANDREW inoperable vehicle/flat tires - 702GWP

ANDREW Compliant

ANDREW \$1200 / 2 = \$600 for compliance

PROPERTY ADDRESS: 852 86TH LN

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

<u>City Code</u>	<u>Inspection Date</u>	<u>Fine</u>	<u>Inspected By</u>	<u>Compliance Date & Instructions</u>	<u>Citation Issued To</u>
Citation # 23928					
11-601.5 Junk Vehicles on Residential Property.	5/2/14 5/16/14 compliance date	300	MITLYNG, ADAM	702GWP flat tires, repair to an operable condition or remove from outdoor storage	JOHN & DIANA SMULDERS Issue Date: 5-09-2014 852 86TH LN NW COON RAPIDS, MN 55433
11-603.1(7)(i) Parking and Drives.		300	MITLYNG, ADAM	Discontinue parking trailer off pavement in the front and side yards	
Citation # 24087					
11-601.5 Junk Vehicles on Residential Property.	6/5/14 6/12/14 compliance date	600	LANGHOLZ, ANDRE	702GWP flat tires, repair to an operable condition or remove from outdoor storage.	JOHN & DIANA SMULDERS Issue Date: 6/5/14 852 86TH LN COON RAPIDS, MN 55433
11-603.1(7)(i) Parking and Drives.		600	LANGHOLZ, ANDRE	Discontinue parking trailer off pavement in the front and side yards.	
Citation # 24144					
11-601.5 Junk Vehicles on Residential Property.	6/13/14 6/20/14 compliance date	1200	LANGHOLZ, ANDRE	Explorer 702GWP flat tires, repair to operable condition or remove from exterior storage.	JOHN & DIANA SMULDERS Issue Date: 6/13/14 852 86TH LN COON RAPIDS, MN 55433

End of Report for 852-86TH LN







ADMINISTRATIVE CITATION

Citation # 56414-23928

OPEN IMMEDIATELY

JOHN & DIANA SMULDERS
852 86TH LN NW
COON RAPIDS, MN 55433

Issue Date: 5-09-2014

Property Address: **852 86TH LN**
COON RAPIDS, MN

PIN: 353124440021

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 5/2/14 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance Date</u>	<u>Violation & Corrective Action</u>	<u>Code Section & Summary</u>	<u>Penalty</u>
05/16/2014	702GWP flat tires, repair to an operable condition or remove from outdoor storage	11-601.5 Junk Vehicles on Residential Property. -- All vehicles in exterior storage must be operable and have current registration.	\$300
05/16/2014	Discontinue parking trailer off pavement in the front and side yards	11-603.1(7)(i) Parking and Drives. -- Parking is prohibited within the front and side yards except on improved surfaces or off drive parking area in LDR-2 District.	\$300

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above. To be sure all issues are resolved, you may arrange for a City inspection **before** the Compliance Date noted above.
2. Contact the inspector below to arrange a time extension for compliance. You must sign a time extension agreement **on or before** the Compliance Date noted above.
3. Appeal the inspector's decision **on or before** the Compliance Date.

Refer to the attached/enclosed Administrative Citation Program brochure for the Notice of Appeal form, including instructions for requesting a time extension, and additional information.

If a second or subsequent Citation is issued within 180 days of the same or similar violation, the penalty will double. If you correct the conditions leading to the subsequent Citation prior to the Compliance Date, one half of the penalty will be waived. In addition to any penalties, you may also be subject to Excessive Consumption of Services fees as allowed by City Code Section 12-317 and/or abatement costs.

You can view the full City Code online at www.coonrapidsmn.gov/citycode or you can obtain the City Code Section(s) at Coon Rapids City Hall at 11155 Robinson Dr NW, Coon Rapids, MN 55433.

Continued on next page

10.

852 86TH LN
CITATION # 56414-23928
PAGE 2

Please note that if your property is not brought into compliance by the Compliance Date listed above, the City may enter your property to abate the violation (correct the conditions leading to the violation). If the city abates the violation, all costs of the abatement, along with any unpaid penalty, will be charged to your property taxes in a form of a Special Assessment.

Inspectors are often not in the office. If you would like to speak with, or schedule an appointment with, the inspector regarding this citation, please call the number below.

Adam Mitlyng
Code Enforcement
763-767-6470



06/05/2014 10:55



SECOND VIOLATION ADMINISTRATIVE CITATION

Citation # 56414-24087

OPEN IMMEDIATELY

JOHN & DIANA SMULDERS
852 86TH LN
COON RAPIDS, MN 55433

Issue Date: 6/5/14

Property Address: **852 86TH LN**
COON RAPIDS, MN

PIN: 353124440021

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 6/5/14 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance Date</u>	<u>Violation & Corrective Action</u>	<u>Code Section & Summary</u>	<u>Penalty</u>
06/12/2014	702GWP flat tires, repair to an operable condition or remove from outdoor storage.	11-601.5 Junk Vehicles on Residential Property. -- All vehicles in exterior storage must be operable and have current registration.	\$600
06/12/2014	Discontinue parking trailer off pavement in the front and side yards.	11-603.1(7)(i) Parking and Drives. -- Parking is prohibited within the front and side yards except on improved surfaces or off drive parking area in LDR-2 District.	\$600

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above. To be sure all issues are resolved, you may arrange for a City inspection **before** the Compliance Date noted above.
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852 86TH LN
CITATION # 56414-24087
PAGE 2

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Andrew Langholz
Code Enforcement
763-767-6514





THIRD VIOLATION ADMINISTRATIVE CITATION

Citation # 56414-24144

OPEN IMMEDIATELY

JOHN & DIANA SMULDERS
852 86TH LN
COON RAPIDS, MN 55433

Issue Date: 6/13/14

Property Address: **852 86TH LN**
COON RAPIDS, MN

PIN: 353124440021

This is an Administrative Citation issued under Coon Rapids City Code Chapter 2-1100. On 6/13/14 the following violation(s) of Coon Rapids City Code was found at the above property address:

<u>Compliance Date</u>	<u>Violation & Corrective Action</u>	<u>Code Section & Summary</u>	<u>Penalty</u>
06/20/2014	Explorer 702GWP flat tires, repair to operable condition or remove from exterior storage.	11-601.5 Junk Vehicles on Residential Property. -- All vehicles in exterior storage must be operable and have current registration.	\$1200

To avoid the above penalty/penalties, you **must** do one of the following:

1. Correct the violation(s) **on or before** the Compliance Date noted above. To be sure all issues are resolved, you may arrange for a City inspection **before** the Compliance Date noted above.
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Continued on next page

852 86TH LN
CITATION # 56414-24144
PAGE 2

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Andrew Langholz
Code Enforcement
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